

Item # _____

Prepared by: Gloria Kelly
Land Bank

Approved by: _____
County Attorney

RESOLUTION TO SELL A COUNTY OWNED PARCEL OF LAND, 4,860 SQUARE FEET (0.112 ACRES) IN SIZE, LOCATED ON THE SOUTHWEST CORNER OF GRACELAND DRIVE AND RAINES ROAD, TO T. DAVID GOODWIN COMPANY FOR \$ 500.00; AND TO AUTHORIZE THE MAYOR TO EXECUTE A QUIT CLAIM DEED TRANSFERRING SAID PARCEL OF LAND TO T. DAVID GOODWIN COMPANY. SPONSORED BY COMMISSIONER WYATT BUNKER.

WHEREAS, In 1967, Shelby County acquired a parcel of land, 4,860 square feet (0.112 acres) in size, as an uneconomic remnant, in conjunction with its acquisition of new roadway right-of-way required for the construction of Graceland Drive, by Warranty Deed of record as described in Book 6311, Page 816 in the Register's Office of Shelby County, Tennessee and further identified as Tax Parcel No. 079004 00003; and

WHEREAS, T. David Goodwin Company, the only landowner adjoining said 4,860 square foot parcel of land, has offered to purchase this parcel of land for \$ 500.00 for its use with the proposed development of a day care center on its adjoining property; and

WHEREAS, Said 4,860 square foot parcel of land is too small to be developed independently of the adjoining property, it is deemed to be in the best interest of Shelby County to sell said parcel of land, more particularly described in the attached Quit Claim Deed, which is hereby incorporated by reference, to T. David Goodwin Company, the adjoining landowner, for \$ 500.00.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned parcel of land, 4,860 square feet (0.112 acres) in size, to T. David Goodwin Company for the sum of \$ 500.00 be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and hereby is authorized to execute the attached Quit Claim Deed, conveying the same, along with any other documents necessary for the closing of the sale described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

BE IT FURTHER RESOLVED, That the proceeds from this sale shall be credited to Account No. 010-307312-4254

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

The County owns parcel of land, 4,680 square feet (0.112 acres) in size, located on the southwest corner of Raines Road and Graceland Drive within the City of Memphis, and is further identified as Tax Parcel Number 079004 00003. This parcel of land was acquired in 1967 as an uneconomic remnant, in conjunction with its acquisition of new roadway right-of-way required for the construction of Graceland Drive. T. David Goodwin Company, owner of the adjoining property, has offered to purchase this parcel of land for \$ 500.00 for its use with the proposed development of a day care center on its adjoining property. Because said 4,860 square foot parcel of land is too small to be developed or built upon independently of the adjoining property and that a sale of this property to a third Party would create a unusable “spite strip” along Graceland Drive, it is in the best interest of Shelby County to sell said parcel of land to T. David Goodwin Company, the adjoining landowner, for \$ 500.00. Based on the above, it is hereby recommended by the Administration that the sale of this parcel of land be approved.

II. Source and Amount of Funding

No county funds required

III. Contract Items

Quit Claim Deed

IV. Additional Information Relevant to Approval of this Item

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this ____ day of _____, 2009, by and between **Shelby County, Tennessee, a Political Subdivision of the State of Tennessee**, party of the first part, and **T. David Goodwin Company, a Tennessee limited liability company**, party of the second part.

WITNESSETH: That for and in consideration of **FIVE HUNDRED AND NO/100 DOLLARS (\$500.00)**, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, remise, release, convey and forever quitclaim unto the said party of the second part all of its right, title and interest in and to the following described roadway right-of-way, situated and being in the County of Shelby, State of Tennessee, to-wit:

Being part of a tract of land conveyed to the Shelby County, Tennessee, a Political Subdivision of the State of Tennessee, by Warranty Deed of Record as described in Book 6311, Page 816 in the Register's Office of Shelby County, Tennessee, which part being more particularly described as follows::

BEGINNING at set ½" rebar with plastic cap at the intersection of the south right-of-way line of Raines Road (80' R.O.W.) and the east line of Raines-Graceland Planned Development Lot 2, Revised Graceland Gardens recorded in Plat Book 126, Page 24, said point being located 38.82 feet west of the tangent intersection of the south right-of-way line of said Raines Road and the west right-of-way line of Graceland Drive (60' R.O.W.); thence eastwardly with the south right-of-way line of said Raines Road the following calls: north 89 degrees 50 minutes 27 seconds east, 13.65 feet to a point of curvature; thence along a curve to the right having a radius of 25.00 feet, a delta angle of 90 degrees 22 minutes 57 seconds, a chord bearing of south 44 degrees 58 minutes 05 seconds east, a chord distance of 35.47 feet an arc distance of 39.44 feet to a point in the west right-of-way of said Graceland Drive and being a point of tangency; thence southwardly with the west right-of-way line of said Graceland Drive the following calls: south 00 degrees 13 minutes 24 seconds west, 11.17 feet to a point of curvature; along a curve to the right having a radius of 270.00 feet, a delta angle of 27 degrees 43 minutes 24 seconds, a chord bearing of south 14 degrees 05 minutes 06 seconds west, a chord distance of 129.37 and arc distance of 130.64 feet to a point of reverse curvature; along a curve to the left having a radius of 330.00 feet, a delta angle of 02 degrees 42 minutes 38 seconds, a chord bearing of south 26 degrees 35 minutes 28 seconds west, a chord distance of 15.61 feet and an arc distance of 16.51 feet to a set ½" rebar with plastic cap in the east line of said property recorded in Plat Book 126, Page 24; thence north 00 degrees 03 minutes 55 seconds west with the east line of said property recorded in Plat Book 126, Page 24, 175.68 feet to the POINT OF BEGINNING.

Containing 4,860 square feet (0.112 acres) of land, more or less.

ALL BEARINGS ARE RELATIVE.

Tax Parcel No. 079004 00003

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed by the affixing thereto of the signature of the Mayor of the County of Shelby, the said Mayor being authorized so to do pursuant to Section 4.03-18 of Chapter 260 of the Private Acts of 1974 in accordance with the approval of the Shelby County Board of Commissioners, on the _____ day of _____, 2009, in Resolution # _____.

SHELBY COUNTY, TENNESSEE

By: _____
A C Wharton, Jr., County Mayor

Approved as to Form:

By: _____
Contract Administrator/
Assistant County Attorney

Other County Approvals:

By: _____
County Engineer

By: _____
County Real Estate Manager

By: _____
Land Bank Administrator

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **A C WHARTON, JR., Mayor of the County of Shelby**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Mayor of the County of Shelby**, the within named bargainor, one of the counties of the State of Tennessee, and that he as such **Mayor** of said county, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Shelby County by himself as such **Mayor** of said County of Shelby.

WITNESS my hand and Notarial Seal, at office in Memphis, in the County aforesaid, this ____ day of _____, 2009.

Notary Public

MY COMMISSION EXPIRES:

(FOR RECORDING DATA ONLY)

Property Address:
0 Graceland Drive
Vacant Land

Tax Parcel No:
079004 00003

Mail Tax Bills to: (Person or Agency
responsible for payment of taxes)
T. David Goodwin Company
6104 Macon Road
Memphis, TN 38018

Owners Name and Address:
T. David Goodwin Company
6104 Macon Road
Memphis, TN 38018

This instrument prepared by:
Shelby County Government
Real Estate Services
584 Adams Street
Memphis, TN 38103
Phone No. (901) 545-4323

Ward 79
07900400000030

